

PLANNING COMMISSION REPORT



MEETING DATE: January 25, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Main Street Place (LVA) - 18-ZN-2005

REQUEST

Request to rezone from Commercial Office District, Downtown Overlay (C-O DO) and Service Residential District, Downtown Overlay (S-R DO) to Downtown/Office Residential Type 2, Downtown Overlay (D/OR-2 DO) on a 18,316 +/- square foot parcel located at 7502 E Main Street.

Key Items for Consideration:

- Rezoning into conformance with the Downtown Plan and General Plan
- Proposed Site Plan
- Revitalization in the Downtown Area

Related Policies, References:

General Plan; Downtown Plan
Case # 45-ZN-1972 established the current zoning district for the subject site.

OWNER/APPLICANT CONTACT

Steven Voss
LVA Urban Design Studio LLC
480-994-0994

LOCATION

7502 E. Main Street

BACKGROUND

Zoning.

The site is currently zoned both Service Residential/Downtown Overlay (S-R/DO) and Commercial Office/Downtown Overlay (C-O/DO). The S-R/DO and C-O/DO zoning district(s) allow for a range of uses, including (but not limited to) commercial office, retail, residential and restaurant.

General Plan.

The General Plan Land Use Element designates the property as Downtown/Office Residential Type 2 (D/OR-1.5/2). This category includes predominantly residential and office uses.

Context.

The property is located adjacent to the City of Scottsdale Civic Center, on the northeast corner of 75th Street and Main Street.

Adjacent Uses or Zoning:

- North Office buildings in either the Service Retail /Downtown Overlay (S-R/DO) or the Downtown, Office Residential, Type



APPLICANT'S
PROPOSAL

- South 1.5/2 (D/OR-1.5/2) zones. Primarily office buildings in the Service Retail / Downtown Overlay (S-R/DO) zone. There are also some older single family and multi-family residential structures in the Service Retail /Downtown Overlay (S-R/DO) zone.
- East A mixture of older single family and multi-family residential structures in both the Service Retail/Downtown Overlay (S-R/DO) or the Downtown, Office Residential, Type 1.5/2 (D/OR-1.5/2) zones.
- West City of Scottsdale Civic Center in the General Commercial/Downtown Overlay (C-2/DO) zone.

Goal/Purpose of Request.

The applicant is requesting to rezone from Service Residential/Downtown Overlay (S-R/DO) and Commercial Office/Downtown Overlay (C-O/DO) to Downtown/Office Residential Type 2 (D/OR-2) to facilitate the construction of a new, mixed-use project which will encompass retail, office, and residential land uses. The applicant, in this case, is also the owner of the property, developer of the project, and currently occupies the office space. The applicant is also requesting that a site plan be stipulated to as a portion of this request.

Key Issues.

1. Rezoning to Downtown & Compliance with the Downtown Plan

The applicant is proposing to rezone to Downtown, and thereby place the property into compliance with the Land Use designation within both the General Plan and the Downtown Plan. The rezoning of parcels into conformance is encouraged by both documents as it helps create orderly development patterns and intensities within the City of Scottsdale. The General Plan allows for and creates real expectations on behalf of the citizens who voted & approved the General Plan and the development community about how and where various intensities of development will occur. As the General Plan is the predominant land use governing document approved by the City of Scottsdale, the rezoning of this parcel into conformance with the Land Use Element of the document is positive and will further help protect the health, safety, and welfare of the public.

2. Proposed Stipulation to the Site Plan

The applicant is proposing that a site plan be approved and conformance stipulated as a portion of this request. The site is being demolished and reconstructed as part of this request. The following are the key components of the site plan:

- Underground parking will be provided for the majority of the site. This area would be fully excavated, and then developed above.
- Access to the underground level would be from Main Street, with a drive aisle which enters/exits directly parallel to the existing alleyway to the east. There would be a down ramp from Main Street to the lower level.
- Landscape buffer will be provided between the subject property and the sidewalk on both 75th Street and Main Street.

The applicant's site plan meets or exceeds all City development standards (setbacks, etc.).

The site plan has been analyzed and staff finds that the proposed plan meets the spirit and intent of the Downtown Design Guidelines. The vertical elements of the plan (buildings, landscaping, etc.) will be reviewed at the time of Development Review Board application. However, the proposed site plan will allow for the type of intensity and mixed use that the Downtown Plan encourages. As such, staff is supportive of the proposed site plan.

3. Redevelopment in the Downtown Area

The City of Scottsdale has been attempting for several years to encourage redevelopment and allow for new development in the Downtown area. Several programs have been implemented over time to make this larger goal happen. This project, while relatively small in comparison to the Waterfront or Riverwalk projects, is an example of how the regulatory and policy documents have given incentives to help the private market capitalize on the zoning provisions. Similar projects are starting to be proposed throughout the Downtown area, and this mixed-use project will be appropriate and in context for the area.

Development Information.

• Existing Use:	Office
• Buildings/Description:	Single Story Office Structure
• Existing Building Size:	5600 Square Feet (2 Buildings)
• Parcel Size:	18,316
• Existing Building Height:	21 Feet
• Existing Max. Building Height:	C-O – 36 Feet; S-R – 26 Feet
• Proposed Max. Building Height:	38 Feet
• Proposed Building Height:	38 Feet
• Existing Max. FAR:	1.3
• Proposed Max. FAR:	1.7

IMPACT ANALYSIS

Traffic.

The City's Transportation Department has reviewed the proposed rezoning and finds that the proposed rezoning will not create any adverse impacts on the street circulation network. Some additional traffic will be generated due to increased square footage of the structure, but not enough to create a noticeable impact for the surrounding community.

Parking.

Final parking calculations will be based on the final square footages delineated at the time of Development Review Board application for each type of use in

the structure. In general staff finds that there would be adequate parking supply in its current configuration through both on site parking and “in lieu” payments to the City. There are currently proposed to be 5 at grade parking stalls and 29 underground parking stalls.

Water/Sewer.

The City’s Water Resources Department has reviewed this application and has found that there would be adequate water and sewer service to the proposed site.

Fire Department.

The City of Scottsdale Fire Department has reviewed this application, and finds that there would be adequate ability to provide fire service with the proposed site plan. The City is currently planning a new fire station north of this parcel, across Indian School Road.

Schools District comments/review.

Scottsdale Unified School District has been notified of this application and has notified the City that the District has the requisite capacity for any additional students brought into the system by the proposed residential development.

Policy Implications.

The rezoning of this property will bring the property into conformance with the City’s General Plan and Downtown Plan. One of the key elements of the Downtown Plan is to encourage the rezoning of individual parcels into conformance with the plan, and to help guide development in the urban core of the City. By rezoning this parcel into conformance with the City’s guiding land use policy documents, the property will be allowed to develop appropriately for the context of the area in which it is located.

Community Involvement.

The applicant notified all property owners within 750 feet of the proposed project, posted signs on the property, and held an open house on March 9, 2005. Staff has not received any comment, either in favor or against, the subject application.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

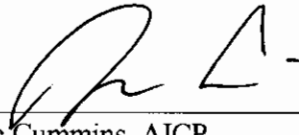
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

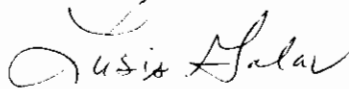
STAFF CONTACT(S)

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Principal Planner
480-312-7059
E-mail: mcummins@ScottsdaleAZ.gov

APPROVED BY



Mac Cummins, AICP
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. School District Notification Form
10. Proposed Site Plan



Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

Main Street Place Project Narrative

Introduction:

LVA Urban Design Studio is owner and occupant of the two existing buildings on the project site located on the northeast corner of Main Street and 75th Street adjacent to City Hall.

The existing buildings were built in the early 1970's. LVA purchased the west building in 1994 and the east building in 2004.

LVA Urban Design Studio is a land development planning and landscape architecture firm that was originally started in 1981 as G. William Larson Associates. The current owner, Steven Voss, took over the practice in 1993 with the new name Larson, Voss Associates. Since then, the name has been simplified to 'LVA'.

The business has grown from a few employees to its current workforce of approximately 20. As we continue to grow, we are simply running out of room for meeting rooms and studio space. A remodel is not feasible due to the age of the buildings and modern day building codes for fire and accessibility requirements.

LVA intends to occupy most of the second floor space while making the lofts on the 3rd floor available to the owners, staff and other interested parties that would like to participate in the downtown conveniences and amenities.

The Downtown Area:

Since the 1986 adoption of the Downtown Plan, the City has encouraged rezoning within Downtown boundaries to specified downtown zoning. Over the years, few properties have rezoned to Downtown due to difficulty of assembling small lots and redevelopment costs. The Downtown Overlay and Fee Reduction program have spurred investment in the Downtown.

Existing Zoning:

The property is zoned C-O/DO on the east half and S-R/DO on the west half allowing for a combination of 36ft and 24ft. building heights. This equates a 3 story maximum building height on the east half of the site and 2 on the west.

The zoning surrounding the site is C-2/DO to the west and S-R/DO on all other sides. Roads and alley easements separate all adjacent buildings from the proposed site.

Proposal:

The Project consists of a new 3-story building with **mixed uses** to compliment the Downtown area. The uses include office/commercial on the 1st floor and Office on the 2nd floor. The 3rd Floor consists of residential lofts to encourage 24/7 downtown living.

More specifically, the **first floor** includes a small indoor Breakfast/Lunch Coffee shop (1,500 s.f.n.) with an outdoor patio (770 s.f.n.). The first floor also includes an office/retail element of (1,930 s.f.n.). The indoor/outdoor space with accordion window systems has been provided to allow outdoor seating during the day for daytime use and to be completely sealed in the evening for security. This space orients towards the Civic Center Mall open space and amphitheater to take advantage of the open space, sculpture and water fountains. The first floor uses are intended to allow pedestrian oriented services such as eating light breakfasts and lunches for just some coffee and pastries, etc. throughout the day. Another use that may be entertained is a copier center and or printing center for local office services.

The **second floor** provides flexible spaces for a singular office user (8,500 s.f.n.) or for multiple office spaces depending on the need. Balconies are provided to allow outdoor spaces for each office. The balconies are oriented to the south, southwest towards the Civic Center Mall open space and west for a view of Camelback Mountain.

The **third floor** provides for 5 residential lofts ranging from approximately 1,150 to 1,750 s.f.n. Each unit includes a spacious private balcony taking advantage of the views to the south, the southwest towards the open space and the Buttes, west to Camelback Mountain and northeast to the McDowell Mountains.

Parking:

Parking is provided on-site, both underground and at-grade. The underground parking is accessed from Main street and will be secured in the evenings by an automatic roll down gate system controlled electronically by tenants. The parking at grade includes 5 garaged spaces for residents from the alley and street parking to the west and south. The underground parking will provide visitor, tenant and accessible parking. Bike parking is also contemplated for the lower level.

The parking provided meets the required parking as calculated using the Downtown provisions and reductions for mixed uses and the redevelopment of two lots.

An elevator and a series of 3 interior stairwells will provide access to all floors.

Architecture:

The architecture will be fully designed and detailed for a DRB submittal following zoning approvals. The conceptual building design represented by the perspective sketch is for a southwest style building with battered stone pilasters and stucco to fit with the flavor of the Civic Center Complex. The roof system is pitched and will include tile or slate materials

compatible with the stone pilasters to give the lofts a residential flavor. The final design and flavor will be addressed at the DRB level.

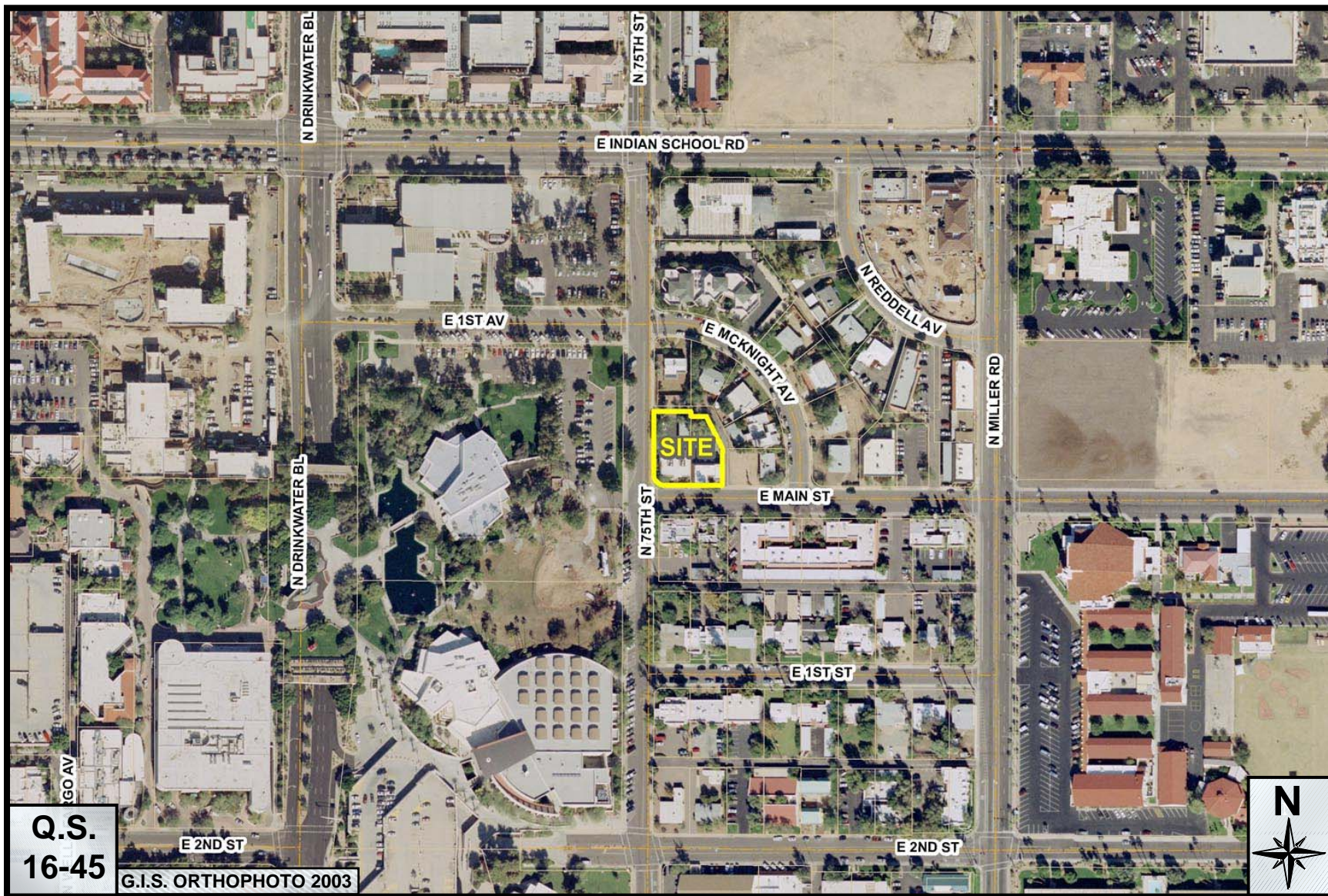
Landscape Architecture:

The landscape architecture will be fully designed and detailed for a DRB submittal following zoning approvals. The Conceptual Landscape Plan utilizes date palms to compliment the scale of the building while providing shade for the balconies at various levels. Vertical street trees and shrubs will enhance the pedestrian spaces along the street by providing shade for the walkway, shade for the first and second floors and pedestrian separation from the streets. The project also includes vegetation on the north and east sides of the building to enhance and soften the allies.

Request:

This rezoning request for D/OR-2/DO complies with the General Plan, Downtown Plan and Downtown Overlay. It is consistent with the goals of the City to provide mixed uses in an efficient manner and to promote downtown services, living and working environments that enhance the City.

Rev. 9-1-05



Main Street Place

18-ZN-2005

ATTACHMENT #2



Q.S.
16-45

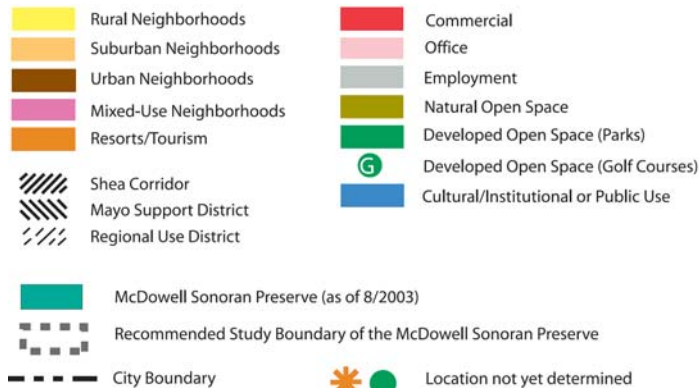
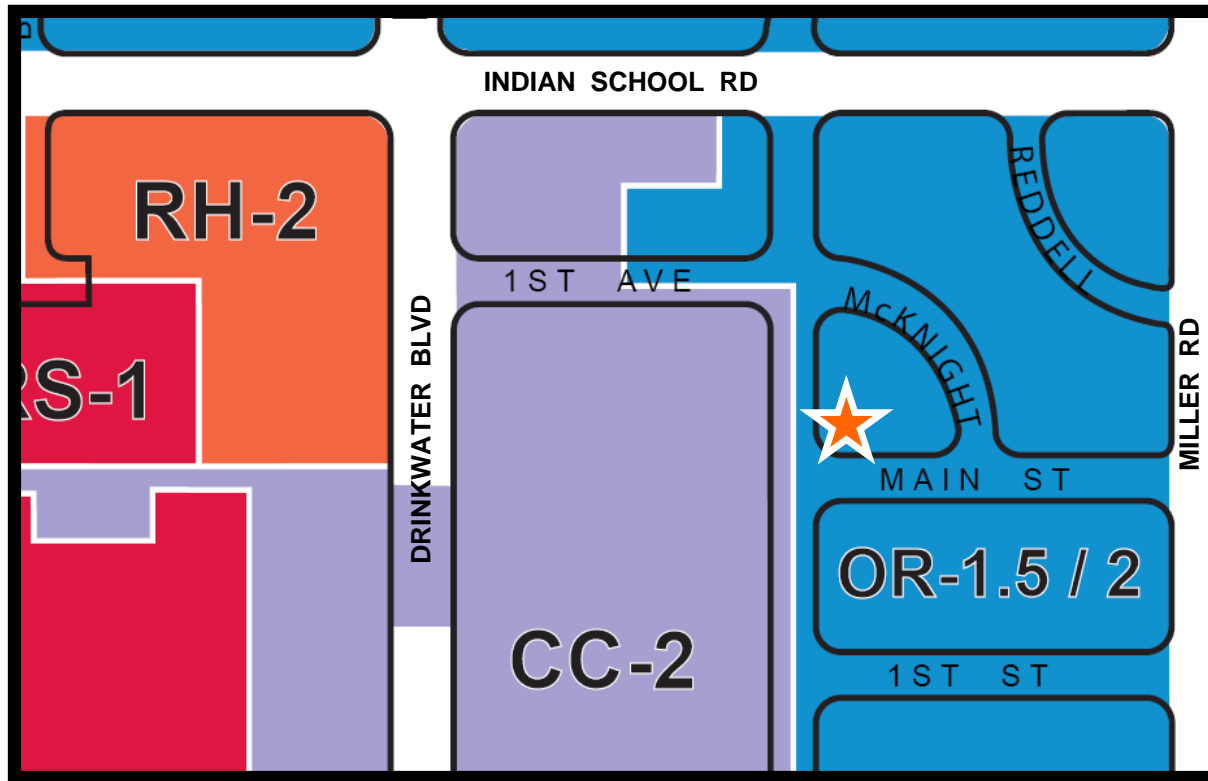
G.I.S. ORTHOPHOTO 2003

Main Street Place

18-ZN-2005

ATTACHMENT #2A

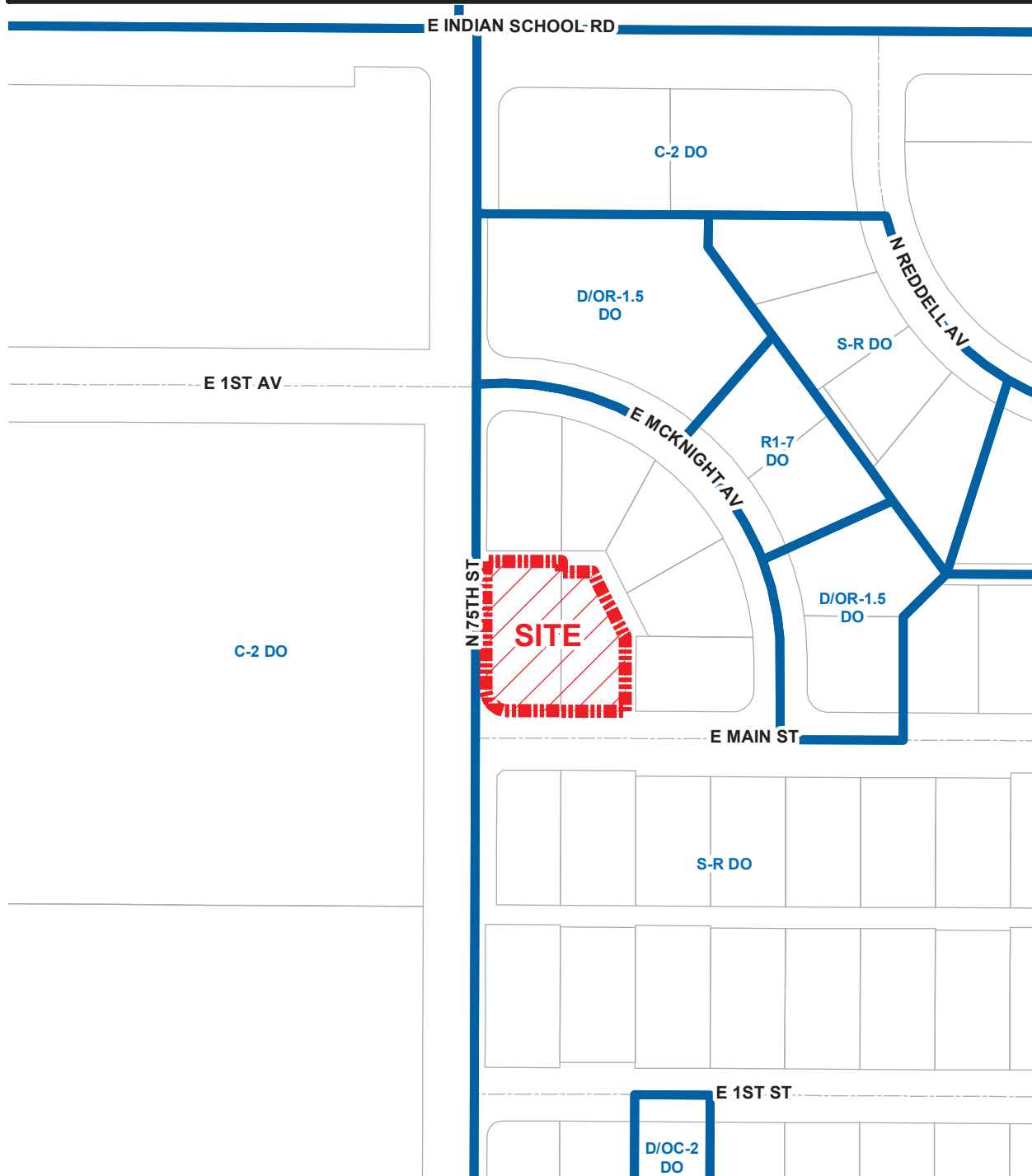
General Plan



18-ZN-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Rezone from Commercial Office District, Downtown Overlay (C-O DO) and Service Residential District, Downtown Overlay (S-R DO) to Downtown/Office Residential Type 2, Downtown Overlay (D/OR-2 DO)



18-ZN-2005

ATTACHMENT #4



STIPULATIONS FOR CASE 18-ZN-2005

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform with the site plan submitted by LVA Urban Design Studio, LLC and dated 09/20/05 by City staff. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial areas on and adjacent to the site.
3. LAND ASSEMBLAGE. Before final plans submittal, the Developer shall submit an application for assemblage of project parcels into one parcel. Land assemblage must be approved and recorded prior to final plans approval.
4. GREASE INTERCEPTORS. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection, to the satisfaction of city staff.

ENVIRONMENTAL DESIGN

1. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be twenty (20) feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
2. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Main street		6' sidewalk	
75 th Street		6' sidewalk	

- a. The developer shall provide a six foot sidewalk along 75th Street and Main.
 - b. There shall not be any street parking allowed on 75th Street.
2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions

(distances measured to the driveway or street centerlines):

- a. [75th Street, Main Street] - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrance.
 - b. [Main Street] - There shall be a maximum of one site driveway[s] from Main Street as shown on the preliminary site plan.
3. REFUSE ENCLOSURES. With the Development Review Board submittal, the developer shall submit a plan for the proposed location of the refuse enclosures for the use of the proposed coffee shop, offices and residences, that shall be subject to Development Review Board approval.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Planning and Development Services Department a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained the waiver approval.

4. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.
5. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before submittal for Development Review Board review, the applicant shall submit to the Plan Review and Permit Services Division a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before submittal for Development Review Board review, the applicant shall submit to the Plan Review and Permit Services Division a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.

2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
2. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
3. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
4. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.

- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION FOR CASE 18-ZN-2005

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of Development Review Board review. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of Development Review Board review. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
4. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - d. major stormwater management systems,
 - e. signage, and
5. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The city shall not accept any common areas on the site for ownership or maintenance.

ENGINEERING

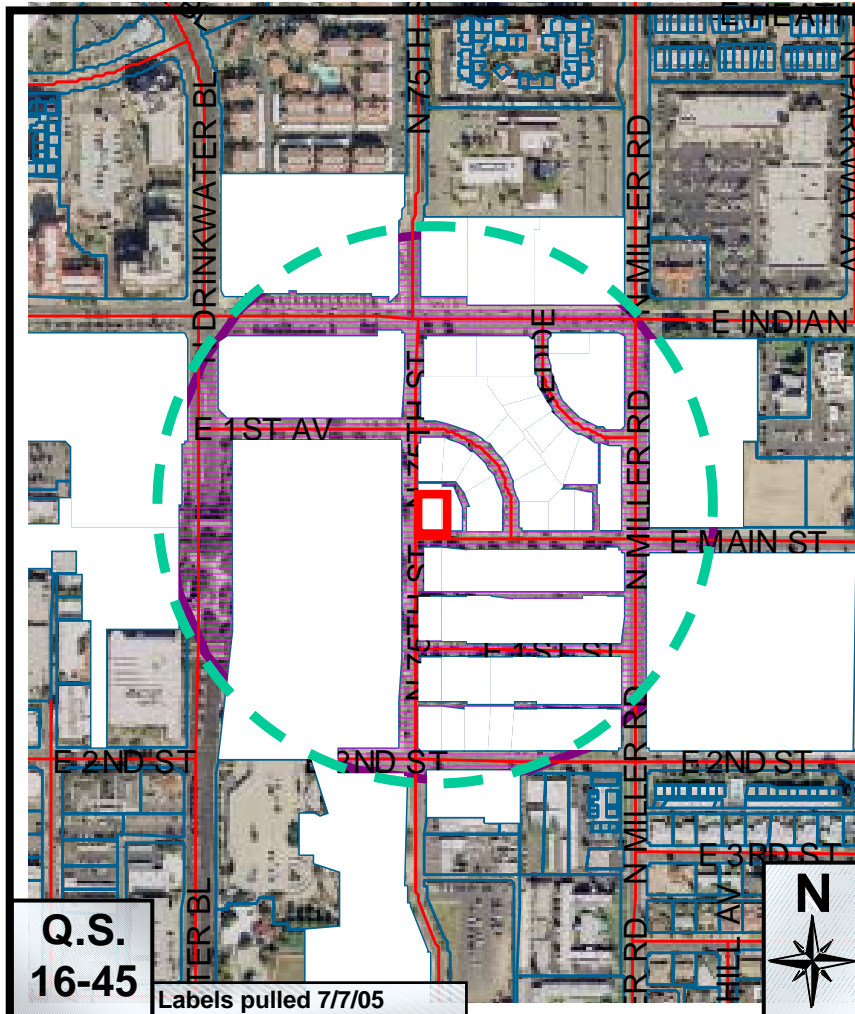
1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.

4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

Main Street Place (LVA) - (18-ZN-2005)
Citizen Involvement
Attachment #7

The above attachments are on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties

Main Street Place

18-ZN-2005

ATTACHMENT #8



Urban Design
Studio L.L.C.

Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

January 3, 2006

Dr. Barbara Erwin, Superintendent
Scottsdale Unified School District
3011 N. 44th Street
Phoenix, AZ 85018

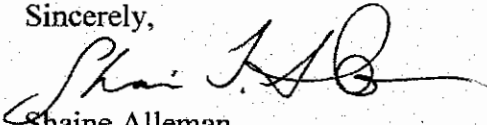
Dear Dr. Erwin:

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article I., Administration And Procedures, Section 1.1500, Collaborative City And School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification(s) from non-residential to residential classifications, and/or changes the residential zoning classification(s) or stipulation(s) resulting in greater residential densities allowed on the subject property. The property is currently zoned for 2.7 residential units; our application will result in a total of 5 units allowed, an increase of 81%.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. If necessary, I would be happy to schedule a meeting with you to discuss the above proposal. I can be reached at 480.994.0994.

Sincerely,


Shaine Alleman
Land Planner

Phone: 480.994.0994
Fax: 480.994.7332
E-mail: salleman@lvadesign.com

Cc: City of Scottsdale Current Planning Services

7502 East Main Street, Scottsdale, Arizona 85251
Phone (480) 994-0994 Fax (480) 994-7332 www.lvadesign.com

Jan 03 06 10:45a

L V R Urban Design

480-994-8276

p.2



City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
Determination of Adequate Facilities

To be completed by Applicant

City of Scottsdale Project Number: - PA -Project Name: MAIN STREET PLACEProject Location: 7502 E. MAIN ST. SCOTTSDALE, AZ 85251Applicant Name: STEVEN VOSSPhone: 480 994.0994

Applicant E-mail: _____

Fax: _____

School District: SCOTTSDALE UNIFIED

I, DAVID PETERSON, hereby certify that the following determination has been made in regards to the above referenced project.

- ☒ The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of attendance areas for elementary, middle and high schools for this location
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or

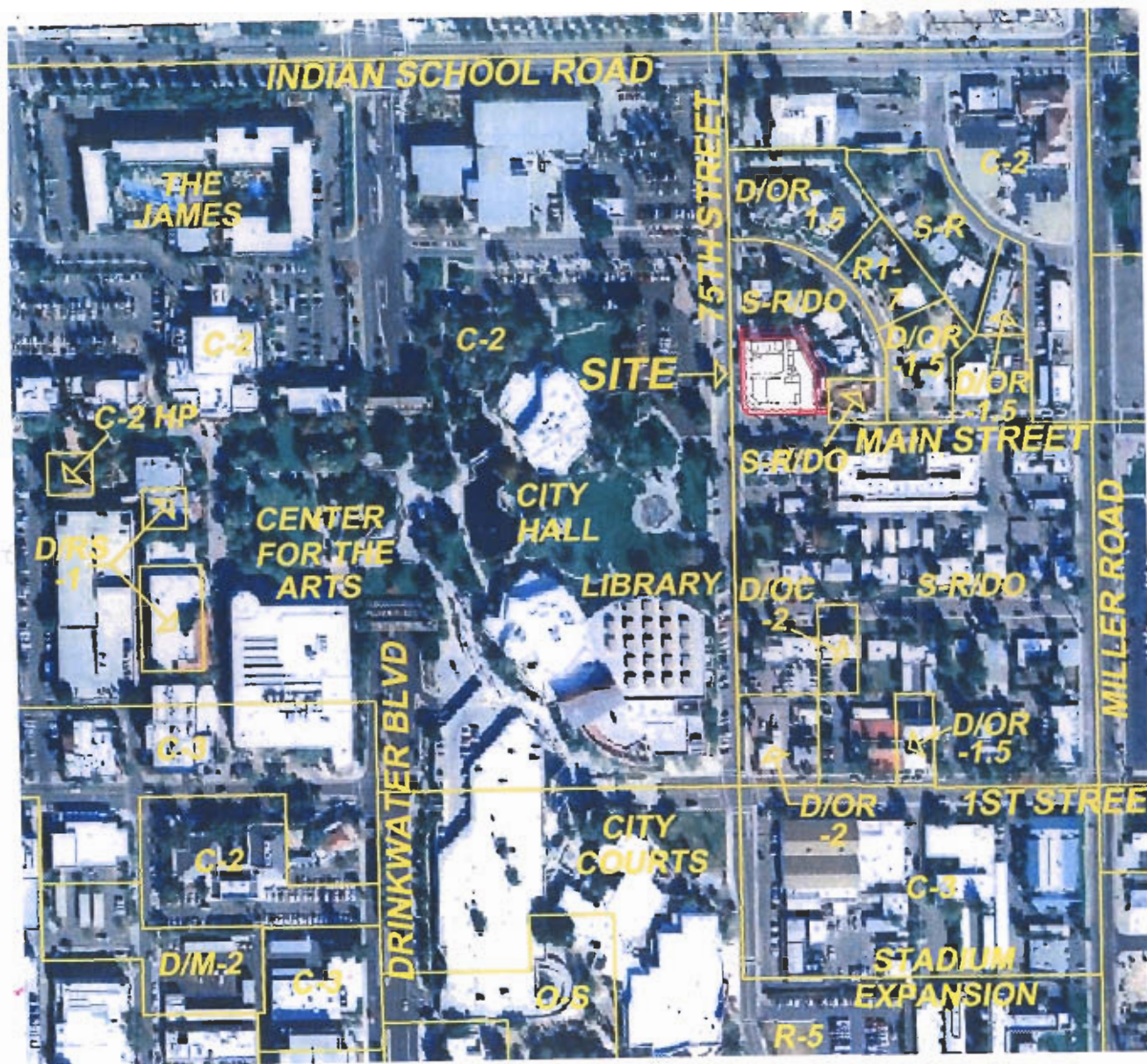
I, _____, hereby request a thirty (30) day extension of the original discussion and response time.


Superintendent or Designee CIVIL OFF FACILITIES
MANAGER FOR LEARNERS

03 JAN 06
Date

Planning and Development Services

7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251
Phone: 480-312-7000 • Fax: 480-312-7088



MAIN STREET PLACE

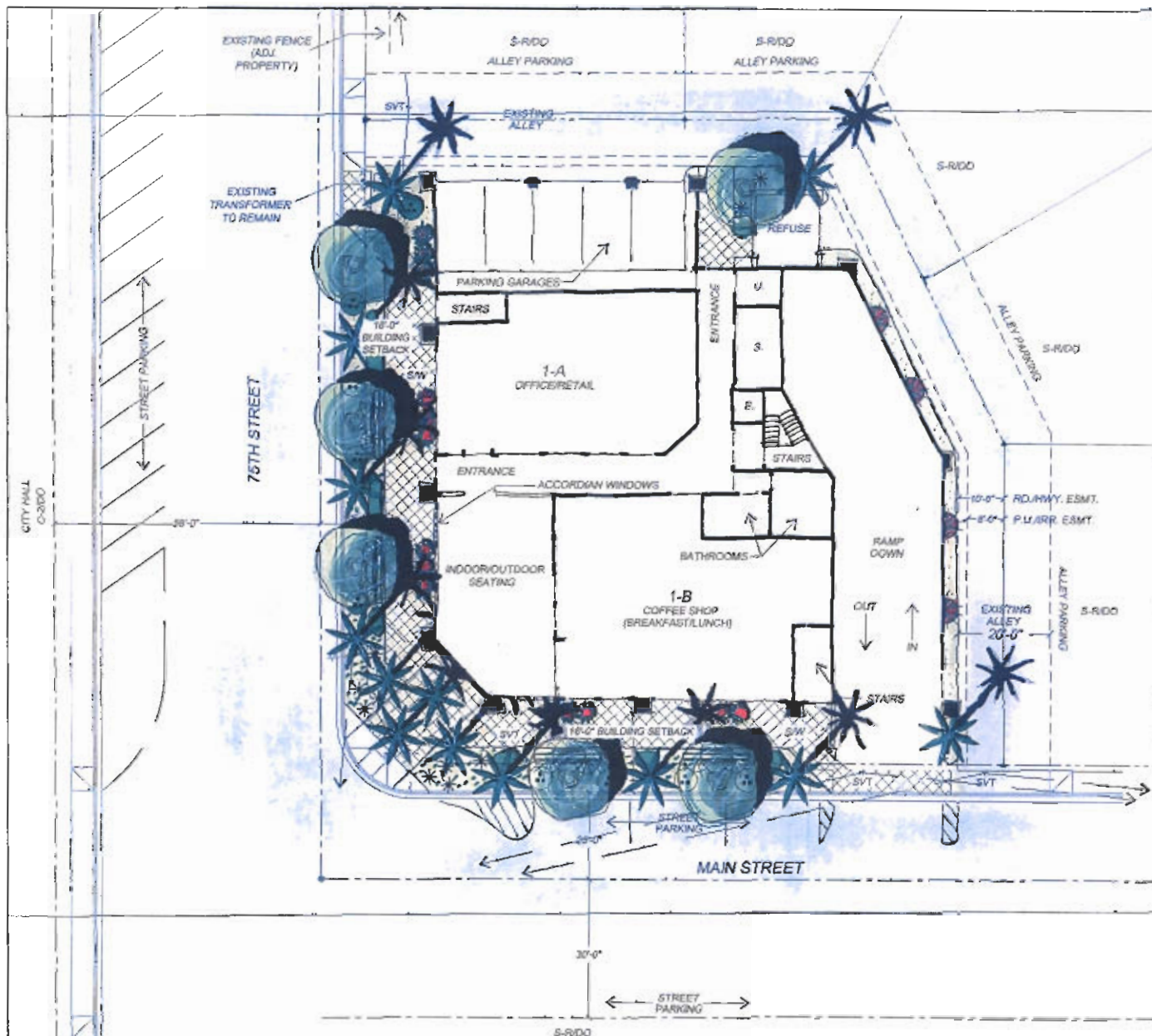
7502 EAST MAIN STREET
SCOTTSDALE, ARIZONA

AERIAL/ZONING CONTEXT MAP

SCALE: 1"=200'







CONCEPTUAL PLAN DATA

EXISTING ZONING: C-O/D0
S-R/D0
PROPOSED ZONING: D1OR-200

PROPOSED USES:

FLOOR	USES
3	RESIDENTIAL
2	OFFICE
1	DAYTIME RESTAURANT OFFICE/RETAIL
0	UNDERGROUND GARAGE

FLOOR AREAS (GROSS):

RESIDENTIAL: 8,200 S.F.
NON-RESIDENTIAL: 17,480 S.F.

TOTAL FLOOR AREA: 25,680 S.F.

NET LOT AREA: 18,316 S.F.

FLOOR AREA RATIO:

NON-RESIDENTIAL: 0.95
MAXIMUM ALLOWED: 1.3

PARKING REQUIRED: 34

PARKING PROVIDED:

AT GRADE: 5
UNDERGROUND: 29
34

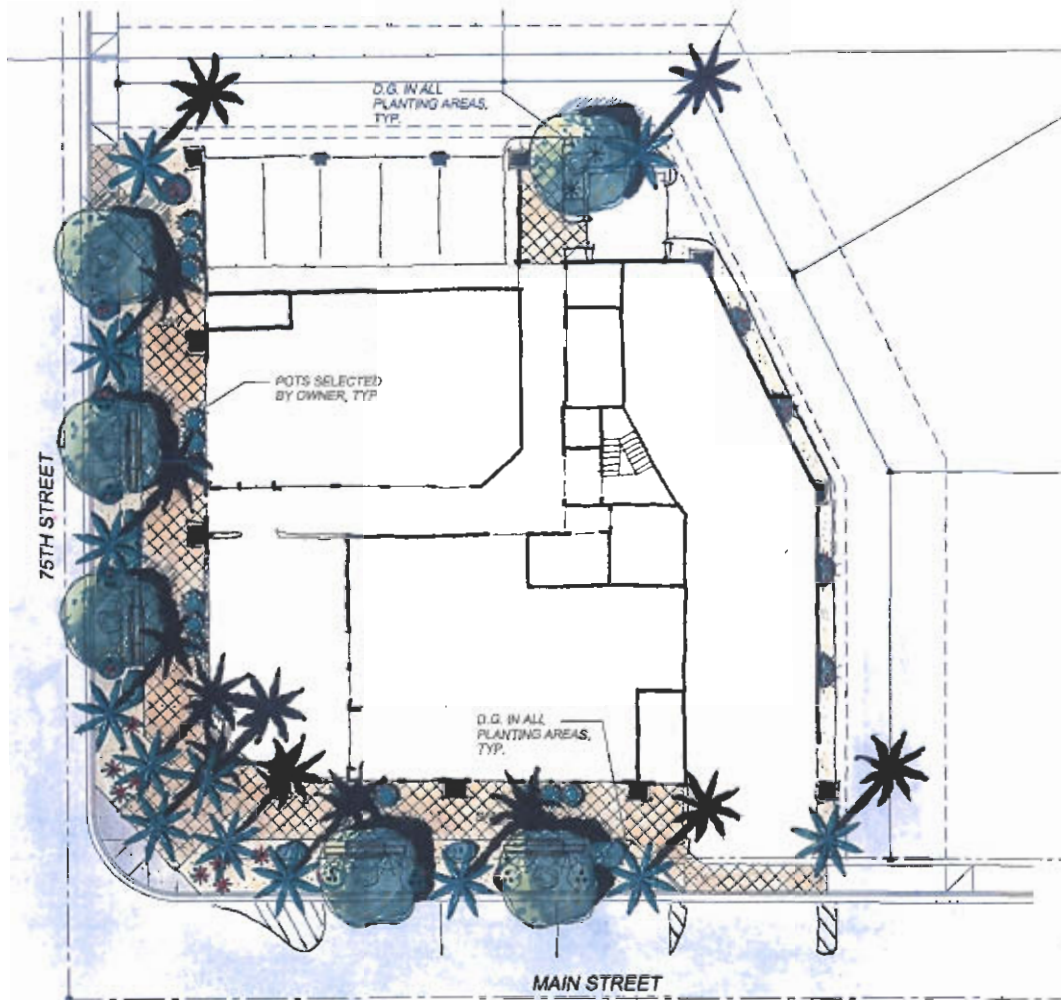
CONCEPTUAL SITE/FLOOR PLAN LEVEL 1



MAIN STREET PLACE
7502 E. MAIN ST. SCOTTSDALE, ARIZONA 85251

CONCEPTUAL SITE/FLOOR PLAN LEVEL 1

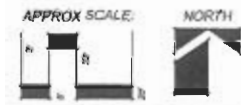
DATE: 4-1-05
JOB NO.: 0044.2
DRAWN BY: SUTHERLAND
CHECKED BY: L-1



CONCEPTUAL PLANT LEGEND



CONCEPTUAL LANDSCAPE PLAN

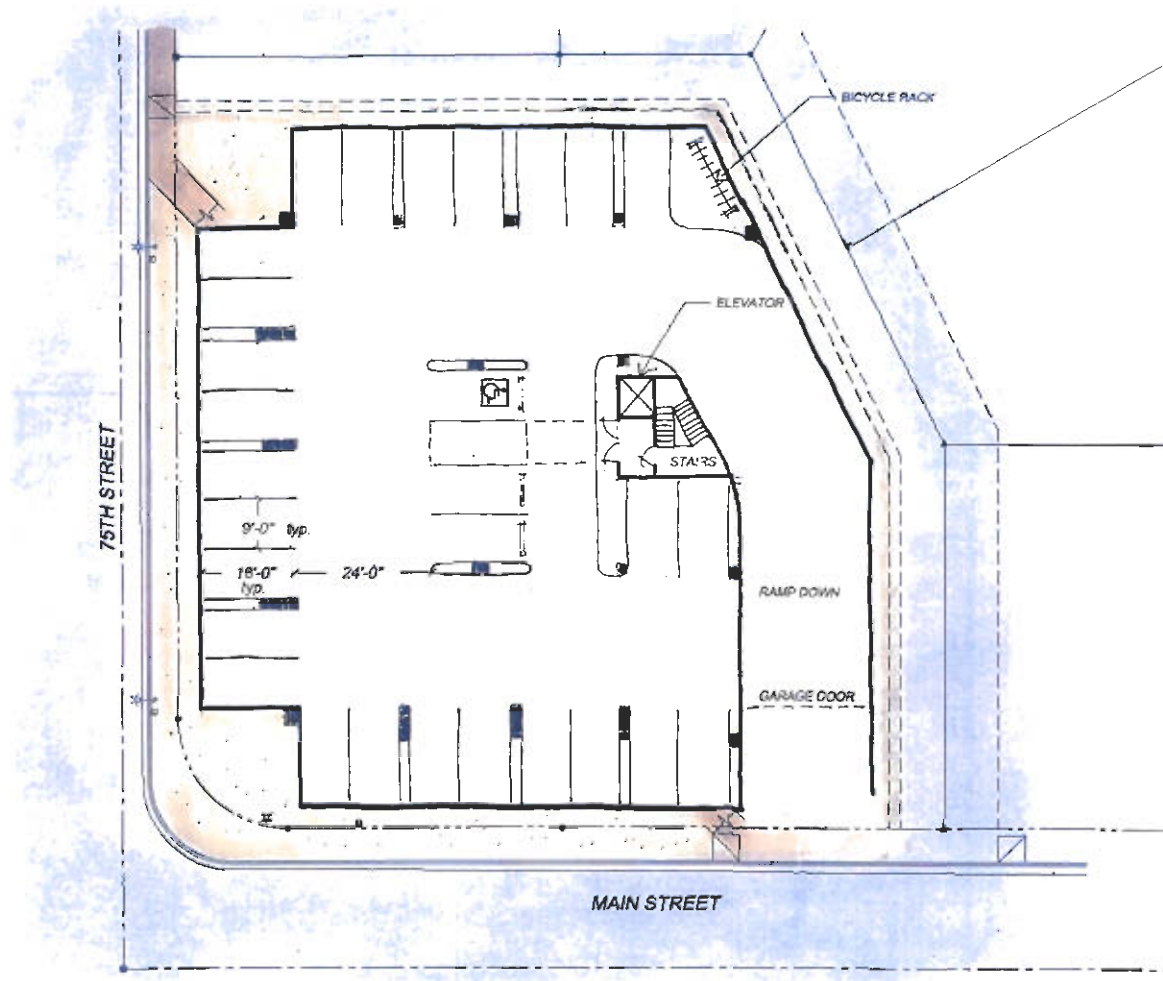


Urban Design
Studio L.L.C.

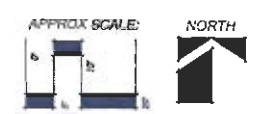
MAIN STREET PLACE
7502 E. MAIN ST. SCOTTSDALE, ARIZONA 85251

CONCEPTUAL LANDSCAPE PLAN

Date: 8-1-01
Job No.: 0041.2
Drawn: JY/KH/ML
Sheet #: 2 of 8
L-2



CONCEPTUAL GARAGE PLAN LEVEL 0



LVA
Urban Design
Studio L.L.C.

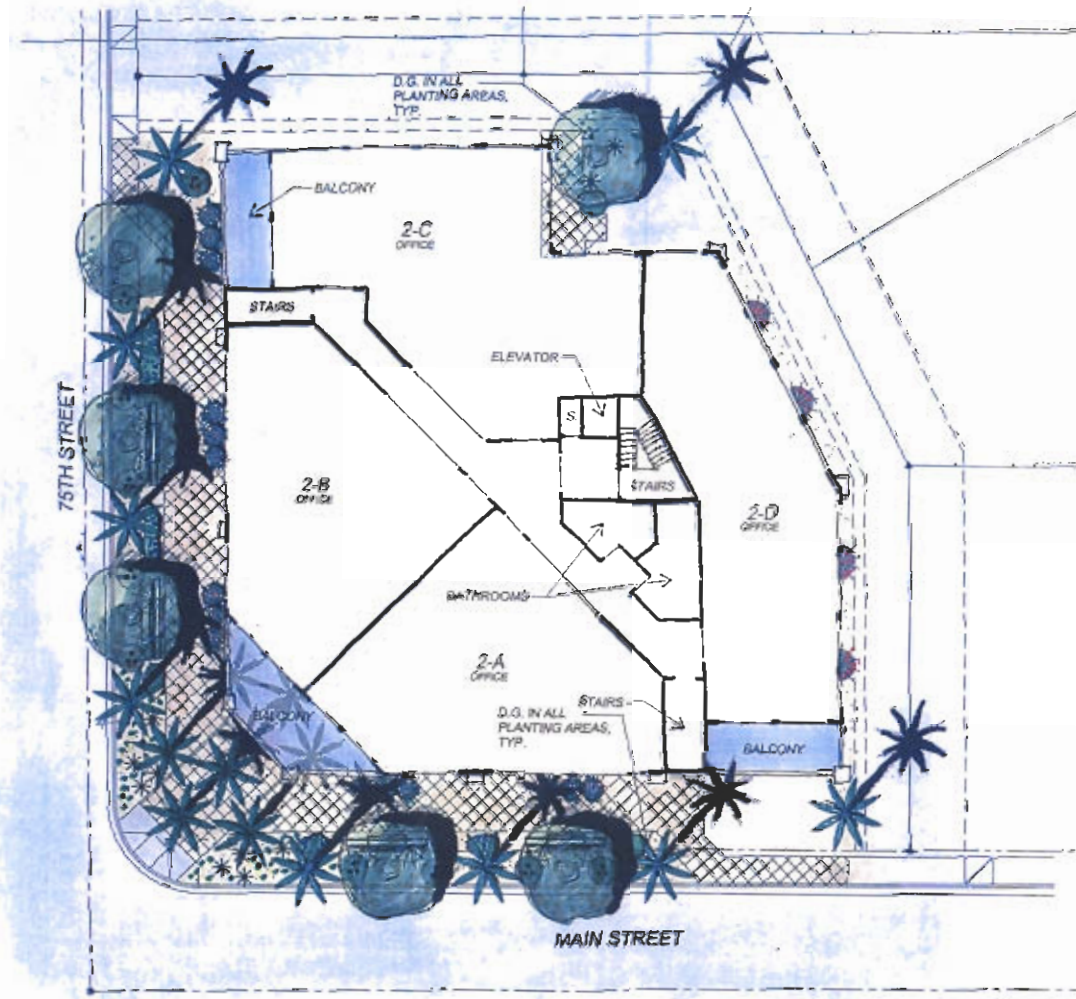
Michael J. Vandehey, AIA
Lead Designer
1000 North 1st Avenue, Suite 100
Scottsdale, Arizona 85261
Phone: (480) 444-1000
Fax: (480) 444-1001
www.lva-studio.com

MAIN STREET PLACE
7502 E. MAIN ST. SCOTTSDALE, ARIZONA 85251

CONCEPTUAL GARAGE PLAN LEVEL 0

Date:	9-1-05
Job No.:	0044-2
Drawn:	SVT/SP/SP/SP
Sheet #:	2 of 3

L-3



CONCEPTUAL OFFICE PLAN LEVEL 2

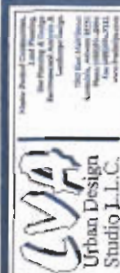


MAIN STREET PLACE

7502 E. MAIN ST. SCOTTSDALE, ARIZONA 85251

CONCEPTUAL OFFICE PLAN LEVEL 2





MAIN STREET PLACE

7502 E MAIN ST SCOTTSDALE, ARIZONA 85251

CONCEPTUAL GIFTS PLANNING 3

Item	Quantity	Unit Price	Total Price
1.000	1.000	1.000	1.000
2.000	2.000	2.000	2.000
3.000	3.000	3.000	3.000
4.000	4.000	4.000	4.000
5.000	5.000	5.000	5.000
6.000	6.000	6.000	6.000
7.000	7.000	7.000	7.000
8.000	8.000	8.000	8.000
9.000	9.000	9.000	9.000
10.000	10.000	10.000	10.000
11.000	11.000	11.000	11.000
12.000	12.000	12.000	12.000
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75.000	75.000	75.000	75.000

Date: 9-1-05
Job No.: 0546.2
Drawn: JLV/TN/gld
Sheet: 1 of 1

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